150.0	0005	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	859,200 / 859,200
					USE VALUE:	859,200 / 859,200
					ASSESSED:	859,200 / 859,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARRINGTON JACQUELINE A/TRS
Owner 2:	JACQUELINE A HARRINGTON REVOC
Owner 3:	
Street 1:	52 KENILWORTH RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON JACQUELINE A -
Owner 2:	-
Street 1:	52 KENILWORTH RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,277 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Wood Shingle Exterior and 1902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7277.000	348,600		510,600	859,200
Total Card	0.167	348,600		510,600	859,200
Total Parcel	0.167	348,600		510,600	859,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.74 | /Parcel: 451.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	99271
GIS Ref	
GIS Ref	
Insp Date	06/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	348,700	0	7,277.	510,600	859,300	859,300	Year End Roll	12/18/2019
2019	101	FV	302,900	0	7,277.	478,700	781,600	781,600	Year End Roll	1/3/2019
2018	101	FV	302,900	0	7,277.	395,800	698,700	698,700	Year End Roll	12/20/2017
2017	101	FV	302,900	0	7,277.	363,800	666,700	666,700	Year End Roll	1/3/2017
2016	101	FV	302,900	0	7,277.	331,900	634,800	634,800	Year End	1/4/2016
2015	101	FV	268,900	0	7,277.	325,500	594,400	594,400	Year End Roll	12/11/2014
2014	101	FV	268,900	0	7,277.	302,600	571,500	571,500	Year End Roll	12/16/2013
2013	101	FV	268,900	0	7,277.	287,900	556,800	556,800		12/13/2012

!11766!

PRINT

Date	Time
12/11/20	01:54:08

LAST REV

Date	Time
06/18/18	11:35:04
mmcmakin	
11766	

USER DEFINED

Prior Id # 1:	99271
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON JACQ	61093-584		1/30/2013	Convenience	1	No	No		
	11707-461		7/14/1969		34,000	No	No		Robert Harrington dod 3/27/08

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	TTL REFUSAL	HS	Hanne S
12/10/2008	Meas/Inspect	163	PATRIOT
12/7/1999	Mailer Sent		
11/22/1999	Entry Denied	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7277		Sq. Ft.	Site		0	80.	0.88	9									510,647						510,600	

Total AC/HA: 0.16706 | Total SF/SM: 7277 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 510,647 | Spl Credit | Total: 510,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK & GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26046515
Const Adj.:	0.99386555
Adj $ / SQ:	156.592
Other Features:	84000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473666
Depreciation:	125048
Depreciated Total:	348618

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

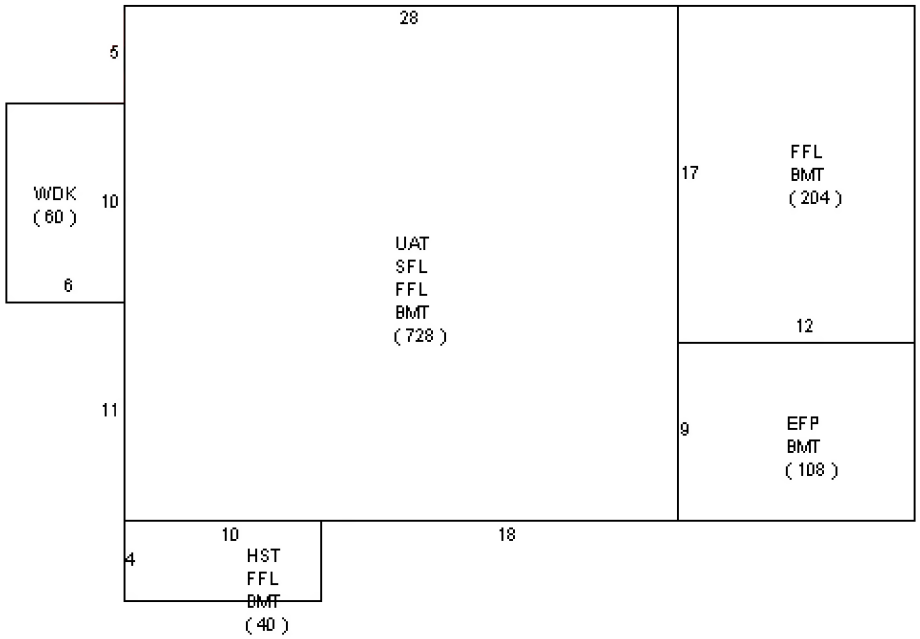
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	172.25
Special Features:	0	Val/Su Net:	110.67
Final Total:	348600	Val/Su SzAd	202.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	46.980	50,736
FFL	First Floor	972	156.590	152,207
SFL	Second Floor	728	156.590	113,999
UAT	Upper Attic	182	109.610	19,950
EFP	Enclos Porch	108	52.110	5,628
WDK	Deck	60	15.900	954
HST	Half Story	20	156.590	3,132

	Net Sketched Area:	3,150		Total:	346,606
Size Ad	1720	Gross Are	3716	FinArea	1902

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0005-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	